

In re:

Leslie Klein

Debtor

Case No. 23-10990-SK

Chapter 11

District/off: 0973-2

User: admin

Page 1 of 4

Date Rcvd: Aug 22, 2023

Form ID: pdf042

Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol

Definition

- + Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Aug 24, 2023:

Recip ID	Recipient Name and Address
db	+ Leslie Klein, 322 N. June Street, Los Angeles, CA 90004-1042

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Aug 24, 2023

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on August 22, 2023 at the address(es) listed below:

Name	Email Address
------	---------------

Alan G Tippie

on behalf of Interested Party Courtesy NEF Alan.Tippie@gmlaw.com
atippie@ecf.courtdrive.com;Karen.Files@gmlaw.com,patricia.dillamar@gmlaw.com,denise.walker@gmlaw.com

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Baruch C Cohen

on behalf of Plaintiff David Berger bcc@BaruchCohenEsq.com paralegal@baruchcohenesq.com

Baruch C Cohen

on behalf of Creditor Robert & Esther Mermelstein bcc@BaruchCohenEsq.com paralegal@baruchcohenesq.com

Baruch C Cohen

District/off: 0973-2

User: admin

Page 2 of 4

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Baruch C Cohen

on behalf of Plaintiff Robert & Esther Mermelstein bcc@BaruchCohenEsq.com paralegal@baruchcohenesq.com

Bradley D. Sharp (TR)

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Brandon J Iskander

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Clarisse Young

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Clarisse Young

on behalf of Plaintiff Adi Vendriger youngshumaker@smcounsel.com levern@smcounsel.com

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Eric J Olson

on behalf of Attorney ERIC J OLSON eric@ejolsonlaw.com

Gary Tokumori

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Greg P Campbell

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John P. Ward

on behalf of Creditor U.S. Bank N.A., as Trustee for Velocity Commercial Capital Loan Trust 2018-2 jward@attleystorm.com, ezhang@attleystorm.com

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Kenneth Miskin

on behalf of U.S. Trustee United States Trustee (LA) Kenneth.M.Miskin@usdoj.gov

Kirsten Martinez

on behalf of Creditor NewRez LLC d/b/a Shellpoint Mortgage Servicing as servicer for J.P. Morgan Mortgage Acquisition Corp Kirsten.Martinez@bonialpc.com, Notices.Bonial@ecf.courtdrive.com

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on behalf of Interested Party Life Capital Group LLC kjm@lnbyg.com

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District/off: 0973-2

User: admin

Page 3 of 4

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District/off: 0973-2

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Page 4 of 4

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Roye Zur

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Theron S Covey

on behalf of Creditor Wilmington Savings Fund Society FSB, d/b/a Christiana Trust, not individually but as trustee for Premium Mortgage Acquisition Trust tcovey@raslg.com, sferry@raslg.com

United States Trustee (LA)

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TOTAL: 72

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[Proposed] Counsel to Bradley D. Sharp, Chapter 11
Trustee



UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA
LOS ANGELES DIVISION

In re:

LESLIE KLEIN,

Debtor.

Case No.: 2:23-bk-10990-SK

Chapter 11

**ORDER APPROVING CHAPTER 11
TRUSTEE'S APPLICATION TO (A)
EMPLOY DESERT SANDS REALTY
AND COLDWELL BANKER REALTY
AS REAL ESTATE BROKERS AND (B)
ENTER INTO EXCLUSIVE LISTING
AGREEMENT**

[2560 N. Whitewater Club Drive, Unit B,
Palm Springs, California 92262]

[Relates to Docket Nos. 238 and 239]

[No Hearing Required]

This Court, having considered the application (the “Application”) of Bradley D. Sharp, the
duly appointed, authorized and acting chapter 11 trustee (the “Trustee”) in the above-captioned
bankruptcy case of Leslie Klein (the “Debtor”), to (a) employ Desert Sands Realty and Coldwell
Banker Realty as real estate brokers (together, the “Brokers”) and (b) enter into exclusive listing
agreement, and the statements of disinterestedness of Steve Enlow and William Friedman filed in
support thereof, and the Court finding that due and sufficient notice of the Application has been
given, and based upon the record before the Court, it appears that the Brokers do not hold or

1 represent an interest adverse to the Debtor or the estate (the “Estate”), that the Brokers are
2 “disinterested”, that their employment is in the best interest of the Estate, there being no objections
3 to or requests for hearing on the Application, and that no hearing on the Application is required
4 pursuant to the Local Bankruptcy Rules, it is hereby:

5 **ORDERED** that the Chapter 11 Trustee is authorized to (a) employ Desert Sands Realty
6 and Coldwell Banker Realty as real estate brokers and (b) enter into the exclusive listing agreement
7 attached as Exhibit 1 to the Application, on the terms and conditions set forth therein; and

8 **ORDERED** that Desert Sands Realty and Coldwell Banker Realty shall be entitled to
9 receive compensation in accordance with the terms of the listing agreement and shall not be
10 required to file further application to the Court with respect to same.

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Date: August 22, 2023



Sandra R. Klein
United States Bankruptcy Judge